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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

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HYDERABAD, TUESDAY, SEPTEMBER 30, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE MASTER PLAN OF THE TOWN PLANNING, RAMANAYYAPETA GRAM PANCHAYAT FOR CHANGE OF LAND USE FROM AGRICULTURAL USE ZONE TO RESIDENTIAL USE ZONE IN RAMANAYYAPETA GRAM PANCHAYAT, KAKINADA RURAL MANDAL, EAST GODAVARI DISTRICT.

[Memo. No.9457/H1/2008-2, Municipal Administration & Urban Development, 27th September, 2008.]

The following draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 389 M.A., dated 10-9-1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S.No. 292/1 of Ramanayyapeta Gram Panchayat, kakinada Rural Mandal, East Godavari District to an extent of Ac. 1.00 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agriculture use zone in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No. 389 M.A., dated 10-9-1975 is now proposed to be designated for Residential use zone by variation of change of land use as marked "ABC & D" as shown in the revised part proposed land use map GTP No. 31/2008/R which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above charge of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The applicant shall take prior approval before commencing the developmental activity from the competent authority.
8. The applicant shall handover the road affected portion of 56.66 Sq.Mtrs. on western side to the Ramanayyapeta Gram Panchayat at free of cost through Registered gift deed before taking up any development activity.
9. The original width of puntha as per records shall be restored and shall be proposed to widen 60 feet wide as per Master Plan.
10. The Panchayat Secretary, Ramanayyapeta Gram Panchayat shall take action to remove the encroachment of puntha towards western side of the site under reference.

SCHEDULE OF BOUNDARIES

- North** : Other houses and vacant site in R.S.No. 291/3 & 5.
- East** : Existing 38 feet wide road (i.e., dated end) and others houses.
- South** : Others vacant site in R.S.No. 292(Part)
- West** : Existing 45 to 55 feet wide puntha road to be widened to 60 feet wide as per Master Plan.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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